

North Little Rock Board of Adjustment

Minutes

October 15, 2009

A special meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 11:30 A.M. in the Planning Office (Conference Room B).

Members Present

Debra Roberts
Tom Brown
Jimmy Phillips
Andy Hight
Carl Jackson, Chairman

Members Absent

None

Staff Present

Robert Voyles, Planning Director
Wade Dunlap, City Planner
B. J. Jones, Secretary

Others Present

Ed Chapman, Engineer, City of North Little Rock
Joe & Minnie Hayes, 2115 Simpson St, LR, AR 72206

Approval of Minutes

Ms. Roberts made the motion to approve the minutes of the September 24, 2009 meeting with one correction of a name that had been misspelled.

Mr. Brown seconded the motion. There was no dissent.

Old Business

None

New Business

1. **BOA CASE #1432** – City of North Little Rock, representing Downtown Riverside RV Park; legally described as, Block 5 W H Taylor Addition. The request is to allow waiver of the Flood Hazard Ordinance for a pavilion in the RV Park.

Chairman Jackson stated the case number, the applicant's name and requested that the applicant's representative come before the Board.

Robert Voyles explained that the City desires to construct a pavilion at the RV Park on the riverfront, which is in the floodway. He explained that this Board could make an exception to the city ordinance pertaining to flood hazard.

Mr. Voyles added that the structure is designed to be totally open with a concrete base on an existing pad. It will be constructed of metal, on eight piers, placed outside the existing pad and is designed for flood waters to flow through the structure.

Mr. Voyles noted that use of the structure would be limited to RV Park activities and enjoyment by its patrons.

Chairman Jackson referred the Board to an enclosed letter from the Flood Hazard manager.

Ed Chapman added that this proceeding is necessary to satisfy all FEMA requirements the City must meet to continue flood programs without probation or changing flood heights. He explained that the only construction in a flood way must be a compatible use with no residences included.

Mr. Voyles noted that all utilities would be above ground with capabilities to be shut off if necessary.

Mr. Chapman noted that this location is in a one hundred year flood way, which is not that critical.

Ms. Roberts asked if the city engineer is designing the structure.

Mr. Voyles replied that Charley Foster's group would be donating design services.

Mr. Brown asked if the city personnel would be constructing the pavilion.

Mr. Chapman replied that the project would be contracted.

Mr. Voyles noted that the project is a joint funding venture with the Chamber of Commerce and Riverfest.

Mr. Phillips formed a motion to grant the waiver.

Mr. Brown seconded the motion and it passed unanimously with five affirmative votes.

Administrative:

Wade Dunlap reminded the Board that there is a regular board meeting scheduled for the 29th of this month.

Mr. Phillips notified the Board that he would not be in attendance for that regular meeting.

PUBLIC COMMENT/ADJOURNMENT:

Ms. Roberts made the motion to adjourn at 11:35 pm and there was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

CARL JACKSON, CHAIRMAN

ROBERT VOYLES, DIRECTOR